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December 23, 2025

Ted T. Egerton, P.E.  
Lochsa Engineering  
6345 South Jones Boulevard, Suite 100  
Las Vegas, Nevada 89118

**RE: Pedestrian Circulation Plan & Gated Queuing Analysis for  
Summerlin Village 30A Parcel B, 25-0034-TMP1, TIA76143-4**

Dear Mr. Egerton:

The Traffic Engineering Division has reviewed the pedestrian circulation plan and gated queuing analysis for Summerlin Village 30A Parcel B dated June 24, 2025, together with the response letter dated October 14, 2025. This development is located at the southwest corner of Mountain Run Drive and Park Drift Trail and consists of 148 single-family dwelling units. The analysis is accepted with the following conditions:

1. The development will construct private pedestrian access points at the following locations. These connections may be gated:
  - a. Pedestrian access to the sidewalk on Mountain Run Drive on both sides of the entrance "Street A"
  - b. Pedestrian access to the sidewalk on Park Drift Trail between lots 16 & 17 at the east end of "Street E"
2. The gated queuing analysis shows that the proposed 95 feet of storage from the call box to the right-of-way is acceptable. Residents shall be provided "clickers" for the gates to bypass the call box. Vehicle queues are not permitted to reach the public right-of-way.

These conditions of approval do not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this traffic study is required if the development of the site occurs in a manner not in keeping with the land use assumptions contained in the report. Please contact me at [kletus@LasVegasNevada.gov](mailto:kletus@LasVegasNevada.gov) and Cesar A. Lopez at [calopez@LasVegasNevada.gov](mailto:calopez@LasVegasNevada.gov) if you have any questions.

Sincerely,



Keith Letus, P.E.  
Engineering Project Manager  
Transportation Engineering Division

cc: Lucien Paet, P.E.  
Michelle Thung, P.E.  
Cesar A. Lopez, P.E.  
Joshua Edelman, P.E.  
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